



Know all Men by these Presents

That WATERVILLE OSTEOPATHIC HOSPITAL
011862

TRANSFER
TAX
PAID

39-0-3A

39-0-3A
37-135-1
Company

a corporation organized and existing under the laws of the State of Maine

and located at Waterville

in the County of Kennebec

and State of Maine

in consideration of one dollar and other valuable consideration

paid by NEW HORIZONS REALTY MANAGEMENT CORPORATION, a corporation organized and existing under the laws of the State of Maine, located at Waterville, County of Kennebec and State of Maine

the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said

NEW HORIZONS REALTY MANAGEMENT CORPORATION,
its successors ~~theirs~~ and assigns forever,

a certain lot or parcel of land in Waterville, Kennebec County, State of Maine, bounded and described as follows:

Beginning at a steel pin in or near the southerly limits of Kennedy Memorial Drive, said pin marks the northeasterly corner of land belonging to Waterville Twin Theaters Corporation as recorded in the Kennebec County Registry of Deeds, Book 1509, Page 37 and Book 1530, Page 492; thence on a 1979 magnetic bearing of S 57° 54' E a distance of 260.3 feet to a stone monument marking the southerly limits of Kennedy Memorial Drive; thence S 57° 57' E a distance of 193.4 feet to a point; thence S 55° 41' W along land of Waterville Osteopathic Hospital being leased to Lakewood Manor a distance of 269.8 feet to a steel pin; thence N 43° 44' W along land leased by Lakewood Manor a distance of 130.0 feet to a point; thence N 88° 55' W a distance of 205.0 feet to a point; thence continuing along land leased by Lakewood Manor S 46° 05' W a distance of 58.3 feet to a point; thence N 44° 23' W a distance of 77.3 feet to land of Waterville Twin Theaters Corporation; thence N 45° 37' E along land of Waterville Twin Theaters Corporation a distance of 240.0 feet to a point; thence N 44° 23' W a distance of 40.0 feet to a point; thence N 45° 37' E a distance of 120.0 feet to a steel pin and the point of beginning.

Excepting and reserving to Waterville Osteopathic Hospital a right-of-way 20 feet wide, the center line of which is described as follows:

Beginning at a point in the southerly line of Kennedy Memorial Drive, said point being located 16.0 feet southeasterly from the northeast corner of land of Waterville Twin Theaters Corporation and the northwesterly corner of the parcel herein conveyed; thence S 45° 37' W a distance of 51.7 feet to a point; thence along a curve to the left an arc distance of 57.6 feet to a point, said curve having a delta angle of 55° 02' and a radius of 60.0 feet; thence S 09° 25' E a distance of 59.1 feet to a point; thence along a curve to the left a distance of 11.4 feet to a point, said curve having a delta angle of 16° 18' and a radius of 40.0 feet; thence S 25° 43' E a distance of 71.3 feet to a point; thence along a curve to the left an arc distance of 33.9 feet to a point, said curve having a delta angle of 64° 46' and a radius of 30.0 feet; thence N 89° 31' E a distance of 36.6 feet to a point; thence along a curve to the right an arc distance of 33.6 feet, said curve has a delta angle of 88° 11' and a radius of 30.0 feet; thence S 42° 18' E a distance of 147.2 feet to the easterly bound of the herein described parcel.

Together with a right-of-way over an existing road as the same is now located or is hereinafter relocated, which right-of-way commences at a point where the southerly sideline of the right-of-way as reserved to Waterville Osteopathic Hospital above intersects the easterly bound of the parcel herein conveyed, such right-of-way then continuing over said road to the southerly bound of Kennedy Memorial Drive. The conveyance of this right-of-way is expressly subject, in part, to a leasehold interest granted by Waterville Osteopathic Hospital to Richard E. Dyke, Trustee for the benefit of Lakewood Manor Associates dated November 26, 1975, which leasehold interest was assigned to Lakewood Manor by Assignment dated December 22, 1986 and recorded in Kennebec County Registry of Deeds, Book 3114, Page 311 and is further expressly subject to a certain Federal Housing Commission Insured Mortgage Loan which is secured by a mortgage given to BMFC, Inc. dated December 30, 1975, which mortgage was assigned to United States Savings Bank of New Jersey by Assignment dated January 30, 1981, recorded in Kennebec County Registry of Deeds, Book 2631, Page 56 and further assigned to RIHT Mortgage Service Corporation by Assignment dated April 1, 1983 and recorded in Kennebec County Registry of Deeds, Book 2574, Page 224.

The herein described parcel contains 111,650 square feet and is a portion of the land conveyed to Waterville Osteopathic Hospital as recorded in Kennebec County Registry of Deeds, Book 1554, Page 38 and Book 1364, Page 194. Said parcel is delineated as Lots 1 and 2 on a plan entitled "Division of Land for New Horizons Realty Management Corporation" by Rowe & Wendell dated April 1987 and recorded in Kennebec County Registry of Deeds, Plan File No. E-87053.

BK 3159PG 092

To Have and to Hold the aforegranted and bargained premises with
all the privileges and appurtenances thereof to the said
New Horizons Realty Management Corporation, its successors

37-135-1

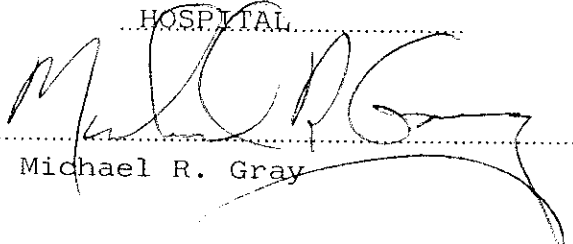
~~heirs~~ and assigns, to it and its ~~heirs~~ use and behoof forever.

And does COVENANT with the said Grantee, its successors ~~heirs~~
and assigns, that it is lawfully seized in fee of the premises that they
are free of all encumbrances:

that it has ~~have~~ good right to sell and convey the same to the said Grantee to
hold as aforesaid; and that it and its successors and assigns will
WARRANT and DEFEND the same to the said Grantee, its successors ~~heirs~~ and
assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said Waterville Osteopathic Hospital
has caused this instrument to be sealed with its corporate seal and signed
in its corporate name by Michael R. Gray
its President
thereunto duly authorized, this 27th day of May
in the year one thousand nine hundred and eight-seven

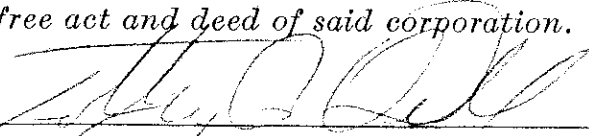
Signed, Sealed and Delivered
in presence of

.....WATERVILLE OSTEOPATHIC.....
.....HOSPITAL.....
By 
Michael R. Gray
(Corporate Seal)

State of Maine,
County of Kennebec } ss.

May 27, 1987

Then personally appeared the above named Michael R. Gray, President
of said Grantor
Corporation as aforesaid, and acknowledged the foregoing instrument to be his free
act and deed in his said capacity, and the free act and deed of said corporation.

Before me, 
Justice of the Peace - Attorney at Law - Notary Public

RECEIVED KENNEBEC SS.
1987 MAY 28 AM 9:00
RECORDED FROM ORIGINAL

Printed Name: TIMOTHY R. O'DONNELL
ATTORNEY AT LAW
Notary Public - Maine
My Comm. Expires 8-23-93